

# Memo

**To:** Steve Dutton/Paul Talbot  
**From:** Pat O'Mahony, Associate Planner; 910-341-0189  
**CC:** File;  
**Date:** 7/25/2022  
**Re:** 607 Hart Street Subdivision TRC Rev. 1

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The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Pat O'Mahony	Planning, Plan Review	Comments attached
Rob Gordon	Engineering	Comments attached
Chris Walker	Fire	No further comments
Mitesh Baxi	Traffic Engineering	No further comments
Bill McDow	Transportation	No further comments

Pat O'Mahony- Planning – Attached

- Lot size for Lot 7A should show the total lot area with the paved portion of the easement subtracted, not the entire area contained in the easement.
- 605 Hart Street will be the address of the rear lot if a single-dwelling residence is constructed. Confirm with City Addressing prior to construction. Address is subject to change if a duplex, triplex, or quad is constructed. (per Michelle Hutchinson, 910.341.4643)

Rob Gordon – Engineering

1. City standard driveway detail must be used and referenced. It must be the actual, unmodified City detail (SD 3-03.1)
2. I see the dedication language was removed - so I assume this is intended to be the construction sheet. Please submit both the plat and the construction sheet on the next submittal.
3. The details attached are not large enough to view.
4. Where does the 15' dimension in the driveway apron come from? Is that the intended width at the r/w line? We typically require you draw in the required apron to scale and reference the City standard detail.
5. Note - Because this is an exempt subdivision, it has now been determined that we can allow this plat to be recorded without requiring a bond.
6. Installation of a city standard driveway apron will be required for 7A. If no construction is planned for 7B at this time, that driveway can transition to whatever material you choose now, but will have to be paved if/when 7B is constructed.